

On this the 28th day of April, 2025, the Commissioners' Court of Galveston County, Texas convened in a special scheduled meeting with the following members thereof present:

Mark Henry, County Judge;
Darrell A. Apffel, Commissioner, Precinct No. 1;
Joe Giusti, Commissioner, Precinct No. 2;
Hank Dugie, Commissioner, Precinct No. 3;
Robin Armstrong MD, Commissioner, Precinct No. 4;
Dwight Sullivan, County Clerk

when the following proceedings, among others, were had, to-wit:

WHEREAS, the subdivision plat of San Leon Farm Home Tracts is presently on file with the County Clerk of Galveston County. It may be found in recorded in Volume 5, Page 51 of the the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Antonio Rodriguez has filed their Petition and Application for permission to revise a portion of Lot 1, Block 16; and

WHEREAS, the Commissioners Court has determined that the revision to the subdivision plat does not affect a public interest or public property of any type under Section 232.009(c) of the Local Government Code; and

WHEREAS, Local Government Code, Sec. 232.009 requires notice of this application be sent to owners of the lots that are within 200 feet of the subdivision plat to be revised and to be posted on the county website for at least 30 days preceding the date of the meeting to consider the application; and

BE IT THEREFORE ORDERED, that the time and place at which this Court will meet to consider the application and to hear public comments on the revision of the subdivision plat will be June 9, 2025, at 9:30 a.m. in the following location:

Galveston County Courthouse
722 Moody, 1st Floor
Galveston, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 28th day of April, 2025.

COUNTY OF GALVESTON, TEXAS

BY: _____
Mark Henry, County Judge

ATTEST:

Dwight Sullivan, County Clerk

By: _____, Deputy

EXHIBIT "A"

APPLICATION FOR PERMISSION
TO REVISE SUBDIVISION PLAT

THE COMMISSIONERS COURT
OF GALVESTON COUNTY, TEXAS

TO THE HONORABLE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS
NOW COMES Antonio Rodriguez, and files this Petition and
Application to revise plat of San Leon Farm Home, subdivision plat recorded in
Vol. 5, Page 51 of the Map Records of Galveston
County, Texas to:

**Divide 1 tract (South 252' of Lot 1, Block 16) into
3 new tracts.**

Petitioner requests permission to revise the aforementioned subdivision plat in accordance with
and as provided for in Local Government Code Section 232.009, and in support thereof would
respectively show unto the court the following, to wit:

1. That Petitioner owns land in the aforementioned subdivision that is subject to the
subdivision controls of Galveston County.
2. A copy of the proposed re-plat is attached hereto as Exhibit "B"
3. The portion of the subdivision plat that will be revised is:
**South 252' of Lot 1 Block 16
San Leon Farm Home Tracts**
4. The revision will not interfere with the established rights of any owner of a part of
the subdivided land.
5. Petitioner is willing to pay the County any administrative costs that may be involved
including the filing for record with the County Clerk a revised plat or part of a plat
showing the changes made to the original plat.

WHEREFORE, Petitioner prays that notice of this petition and application be given to the
required property owners in Galveston County and that said notice be published as required by
law; that upon final hearing the Honorable Court adopt an order granting permission to the
petitioner to revise the subdivision plat and that this Honorable Court enter such further orders
and take further action as may be proper.

Antonio Rodriguez Arreola
Petitioner

3/20/2025
Date

Antonio Rodriguez Arreola
Petitioner

3/26/2025
Date

THE STATE OF TEXAS

COUNTY OF GALVESTON

I, Antonio Rodriguez, referred to as the owner of the 2.000 acre tract described in the above and foregoing map of PARTIAL REPLAT OF LOT 1, BLOCK 16, SAN LEON FARM HOME TRACTS, do hereby make and establish said plat of said property according to all lines, dedications and notations on said maps and plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains and easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the Galveston County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (16" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owner does certify and covenant that they have complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioners' Court of Galveston County.

FURTHER, the Owner does hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS, my hand in the City of _____, Texas, this _____ day of _____, 2025.

Antonio Rodriguez

BEFORE ME, the undersigned authority, on this day personally appeared, Antonio Rodriguez, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for
The State of Texas
My Commission Expires _____

I, Billy L. Shanks, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points or curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than one half (1/2) inch and a length of not less than two (2) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Billy L. Shanks
Registered Professional
Land Surveyor No. 1821

I, Michael Shannon, County Engineer of Galveston County, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Galveston County Commissioners' Court.

Michael Shannon
County Engineer

Approved for filing, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

Mark Henry
County Judge

Darrell A. Apffel
Commissioner Precinct No. 1

I, DWIGHT D. SULLIVAN, County Clerk of Galveston County, Texas, do hereby certify that this written instrument with its certificate and authentications was filed for record in my office on _____, 2025 at _____ o'clock, ____ m. in Galveston County Instrument No. _____.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

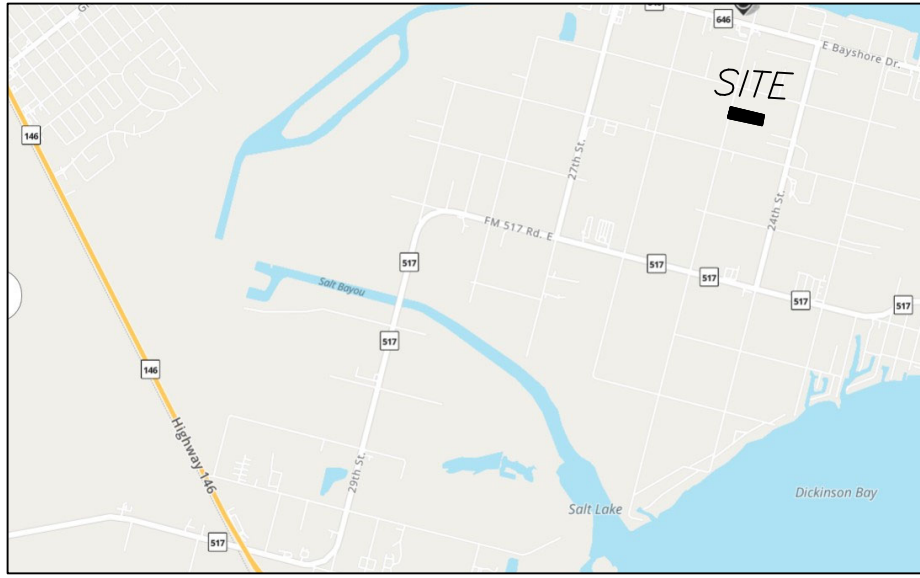
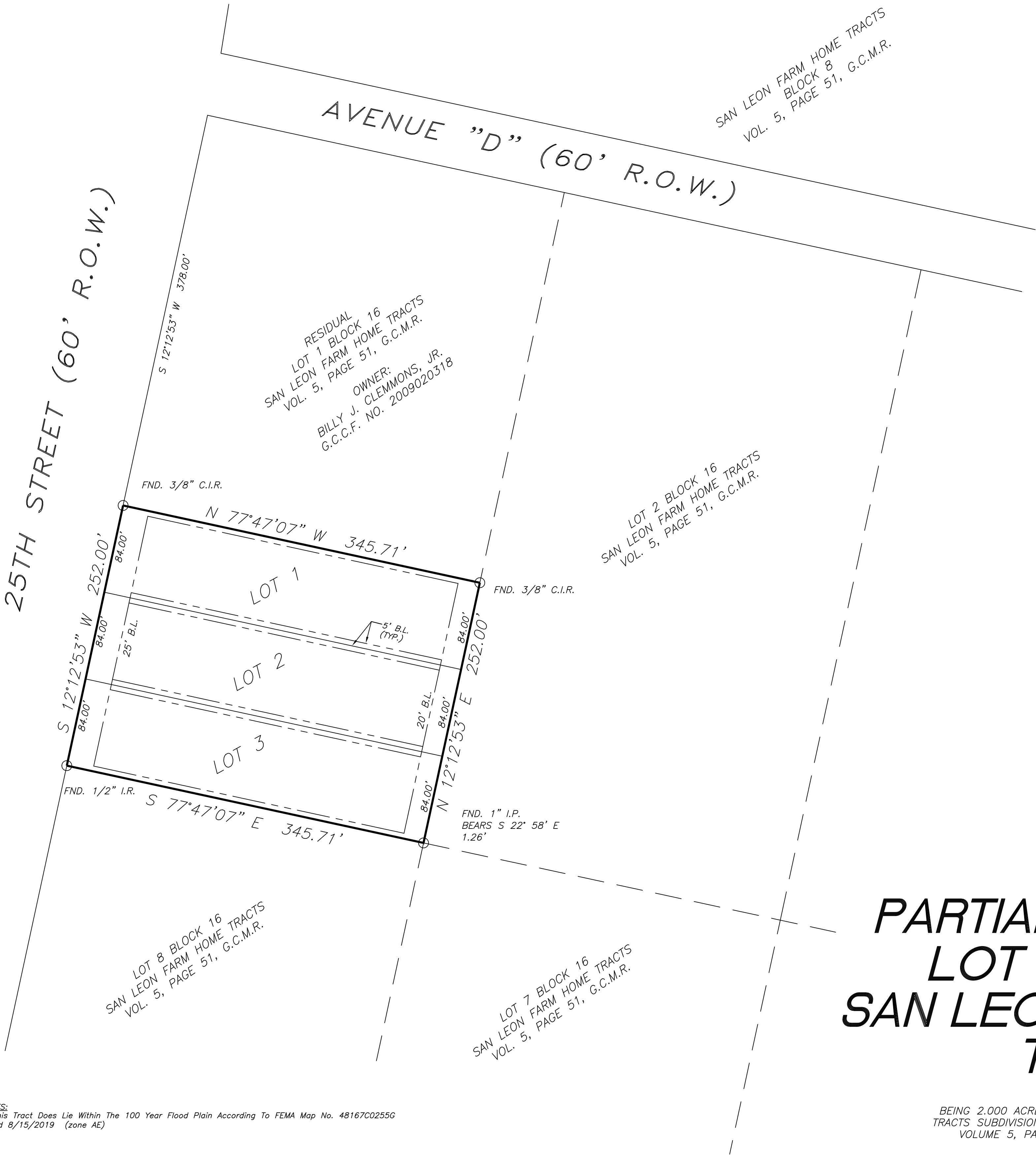
Dwight D. Sullivan
County Clerk
Galveston County, Texas

By: _____
Deputy

This above subdivision title PARTIAL REPLAT OF LOT 1, BLOCK 16, SAN LEON FARM HOME TRACTS as mapped, approved by the Commissioners' Court of Galveston County, Texas, order dated _____, 2025.

Dwight D. Sullivan
County Clerk
Galveston County, Texas

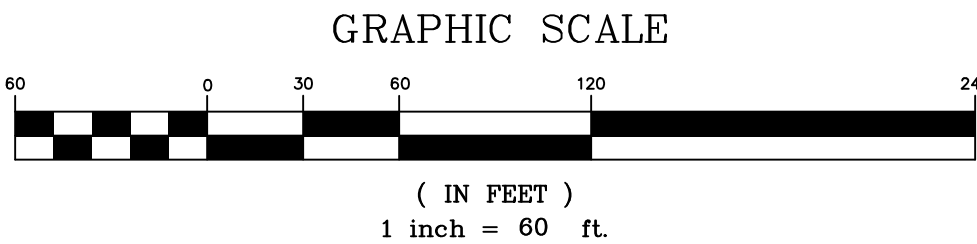
By: _____
Deputy



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

G.C.D.R. = Galveston County Deed Records
G.C.C.F. = Galveston County Clerk File
G.C.M.R. = Galveston County Map Records
R.O.W. = Right-of-Way
P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
S.F. = Square Feet
B.L. = Building Line
U.E. = Utility Easement
D.E. = Drainage Easement
TYP. = Typical



FINAL PLAT OF
**PARTIAL REPLAT OF
LOT 1 BLOCK 16
SAN LEON FARM HOME
TRACTS**

BEING 2.000 ACRES OUT OF LOT 1, BLOCK 16, SAN LEON FARM HOME TRACTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 51, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

3 LOTS, 1 BLOCK

REASON FOR REPLAT: TO CREATE 3 SINGLE FAMILY LOTS

MARCH, 2025

PREPARED BY:
Shanks Engineering and
Surveying, Inc.
1446 Pirates Cove
Houston, TX 77058
FIRM REG. NO. 1019300

OWNER:
ANTONIO RODRIGUEZ
238 25TH STREET
SAN LEON, TX 77539